

John Hazlet House
204 West 13th Street
New York, N. Y.

HABS No. NY-444

HABS
NY,
31-NEYO,
34-

PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA
District No. 4
New York City

REDUCED COPIES OF MEASURED DRAWINGS

Historic American Buildings Survey
Wakefield Worcester, District Officer
25 West 44th Street, New York, N. Y.

HABS
NY,
31-NEYO,
34-

JOHN HAZLET HOUSE
204 and 206 West 13th Street
Borough of Manhattan, New York County, New York

Owner:

Estate of R. J. Hoquet

Date of Erection:

1835

Architect:

Unknown

Builder:

John Hazlet (owner)

Present Condition:

Fair. Converted into apartments

Number of Stories:

Three, attic and basement

Materials of Construction:

Foundations - stone
Floors - wood
Exterior walls - brick
Interior walls - wood partition
Roof - tar paper and felt

Other Existing Records:

None

Additional Data:

<u>Year:</u>	<u>Record:</u>	<u>Reference:</u>
1795	Part of the farm of Sir Peter Warren prior to this date.	Farm Histories Vol. P
	November 18. Sir Peter Warren conveyed this lot, included in the entire block, to Coll MacGregor.	NY Hall of Records Tract Report 252-270-272-901 Map of Tracts and Farms Plate 10
1795	No record is available regarding the conveyance made by Coll MacGregor to John Rogers.	Farm Histories Vol P
1825	The latter acquired the entire block, with the exception of the southeasterly portion, during this time.	
1825	John Rogers died intestate and left as his heirs - John Rogers, George P. Rogers and Mary Rhineland, who subdivided the block into lots on February 17, 1825.	Farm Histories Vol P
	The official conveyance was made on June 18th, by John Rogers, Pexton Rogers and Mary Rhineland.	H of R Liber 196 Conveyances Page 8
1829	October 15. John Rogers and Mary Ann C. Rogers, his wife, conveyed these two lots to George P. Rogers.	H of R L 254 Conveyances P 647
1834	Two lots are recorded as part of a group and valued at \$800. each.	Record of Assessments 9th Ward
1835	John Hazlet is assessed for two unfinished houses on the site of the present 206 West 13th Street. The assessed valuation is \$2,500.	Record of Assessments 9th Ward
	John Hazlet is assessed for one lot on the present site of 204 West 13th Street. The assessed valuation is \$600.	
1836	John Hazlet is recorded as being assessed for two houses on the site of the present 204 West 13th Street. The assessed valuation is \$3,300.	Record of Assessments 9th Ward
	He is also assessed for two houses on the site of the present 206 West 13th Street. The assessed valuation is \$3,300.	

The "rear" houses are still standing and are

Year:Record:Reference:

1836 numbered 204 $\frac{1}{2}$ and 206 $\frac{1}{2}$. Access to them is
(cont'd) gained through a passage in the basement
of the "front" houses. There is a separ-
ate passage for each but only one is now
in use.

The rear houses have been converted into
apartments. They were not measured because
the original condition has been obscured too
much by alterations and additions.

May 18. George P. Rogers conveyed the two
properties to John Hazlet by lease.

H of R L 358
Conveyances P 218

On the same day, John Hazlet and George P.
Rogers sub-leased the houses on 206 West
13th Street to Noah S. Day.

H of R L 358
Conveyances P 234

December 5. John Hazlet and George P.
Rogers sub-leased both properties to Alex-
ander Cor.

H of R L 369
Conveyances
P 306-309

1837 John Hazlet is recorded as the owner of two
houses on each property. The assessed valua-
tion is \$3,600. on each.

Record of Assessments
9th Ward

1838 George P. Rogers and Alexander Cor are re-
corded as the "owners or occupants" of both
properties. Each property is valued at
\$3,000.

Record of Assessments
9th Ward

1839 Alexander Cor is recorded as the owner of
both properties with an assessed valuation
of \$3,000. on each.

Record of Assessments
9th Ward

1846 July 6. Alexander Cor and George P. Rogers
conveyed both properties to Abel S. Peters
by lease.

H of R L 480
Conveyances P 208

1869 The executor of Abel S. Peters conveyed both
properties to Henry L. Hoquet by lease

H of R L 1092
Conveyances P 420

1936 This year records the Estate of R. J. Hoquet
as the owner of 204 and 206 West 13th Street.
Each property is valued at \$23,000.

Record of Assess-
ments 9th Ward

Nixon B. Paulk (Author)

Approved October 19, 1936

Walter H. Worcester

Per Oct. 22. 1936. TFW Wakefield Worcester, District Officer.

Colonial Style House, 20 x 40 ft. 13 ft. 11 in. deep.

The plan of this house is quite unusual and is the only one of its kind that we have found during the course of this survey, or personally remember having seen in more modern houses. To point out its features - the stairs are in a front corner instead of a rear corner leaving the whole rear wall for rooms. In this house there is a complication in the stairway, because of the existence in this case of a passage at the basement level to give access to the houses which were built at the rear of the lot. In cases where this access was unnecessary, this could be made a very smooth plan and it is indeed a little surprising that it did not become a typical one.

This furnishes, we believe, another example of the great lack of imagination and planning which persisted in city houses. Undoubtedly, the great^{er} number have been built not from special designs and specifications but by making a contract with the builder for a house of certain dimensions, say, 25' x 40' to be like John Doe's in every particular except that it is 2' wider and from there on an enumeration of certain other differences which are desired.

While there may have been many others here of the type of the Hazlet house, the writer doubts it and believes it would have been considered an innovation and that most owners starting to build would feel that it would be queer, and would therefore prefer to go on and do the same plan that had already become so univereally used, that is, of having a hall run the full length along one side of the house.

Wekerfield Worcester
Wekerfield Worcester, District Officer

June 24, 1937